



URBAN DESIGN ADVISORY COMMITTEE

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Daniel Straub, Co-Chair & Secretary

September 10, 2015
Planning Commission for the City of Alexandria
David Brown
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Stephen Koenig
Mindy Lyle
Mary Lyman
Nathan Macek
Maria Wasowski

Re: **500-501 North Union Street**
(Robinson Terminal North)
Concept Design Submission

The Urban Design Advisory Committee (UDAC) serves in an appointed advisory committee capacity to the Planning Commission and to City Council on the planning and design of projects within the Old Town North (OTN) small area plan boundaries. In that role, the committee has met on several occasions in 2014 and 2015 to review the concept plan submission for the above referenced project.

The committee recognizes that the zoning constraints and building envelope for this property were established by the previously adopted Settlement Agreement and the Waterfront Small Area Plan thereby formalizing the building height, mass and scale that would be permitted at this site. UDAC played no role in the waterfront planning process, and recognizes that the proposed building mass and scale are therefore beyond its jurisdiction in this case. As a result, the committee reviewed this project solely with respect to the Urban Design Guidelines formulated for OTN. During previous meetings and presentations, the committee complimented the Applicant on the quality of their work, their efforts to address the many complex planning and design issues associated with this site, and their efforts to make this project the cornerstone to the north end of the central waterfront plan.

At the recent April meeting of the committee, discussion followed on the revised architectural concept design for the West Building, the East Building and the Pavilion Building. Based upon the overall quality of this submission, UDAC unanimously **ENDORSED the concept for the architectural design of the buildings**. At the recent May and September meetings, discussion followed on the revised concept for the historical/cultural aspects and the open space and landscape design aspects of the project. Based upon the overall quality of this submission, UDAC unanimously **ENDORSED the concept design of the historical/cultural and the open space/landscape design aspects of the project, and thereby ENDORSED the overall concept design for this project**.

Respectfully submitted:
Urban Design Advisory Committee
Daniel Straub, co-chair

Bruce Machanic, co-chair